



KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
 Mayo-Underwood Building
 500 Mero Street 2NE09
 Frankfort, Kentucky 40601
 (502) 564-7760
<http://krec.ky.gov>



SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

As a Seller, you are asked to disclose what you know about the property you are selling. **Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge.** Please take your time to answer these questions accurately and completely.

Property Address

16670 Herndon Oak Grove Rd

City
Oak Grove

State
KY

Zip
42262

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house? <i>* If yes, please indicate the length of time: raised here (21 yrs)</i>		<input checked="" type="checkbox"/>		
b. List the date (month / year) you purchased the house. <i>Parents built 1957, remodel/additions 1971, additions 2011</i>				
c. Do you own the property as (an) <u>individual(s)</u> or as representative(s) of a company? <i>Explain: four sons inherited</i>				
d. Has the house been used as a rental? If yes, length of time rented?			<input checked="" type="checkbox"/>	
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			<input checked="" type="checkbox"/>	
f. Has this house ever been used for anything other than a residence? <i>Explain: * one son lived in basement Dec '21 to Mar '24 due to tornado damage to his primary residence.</i>			<input checked="" type="checkbox"/>	

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2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
a. Plumbing <i>Kitchen sink drain slow if large volume at once *</i>		X		
b. Electrical system <i>a few outlets are out (outside sunroom, carport)</i>		X		
c. Appliances <i>Kitchen refrigerator freezer side defrost not 100%</i>		X		
d. Ceiling and attic fans			X	
e. Security system <i>Vector (formerly ADS) service canceled MAR '24 - Hardware installed</i>			X	
f. Sump pump	X			
g. Chimneys, fireplaces, inserts <i>both fire places have gas logs; not used last 5 yrs</i>			X	
h. Pool, hot tub, sauna	X			
i. Sprinkler system	X			
j. Heating system <i>HEAT PUMP</i> age of system: <i>MFR date 2/2016</i>				
k. Cooling/air conditioning system age of system: <i>approx 8 yrs.</i>				
l. Water heater age of system: <i>approx 12 yrs (MFR 9/2011)</i>				

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

a. used LIQUID PLUMR & DRANO
note: j, k: Sunroom has a wall mounted mini-split system (2011)

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab			X	
2) The structure or exterior veneer			X	
3) The floors and walls			X	
4) The doors and windows			X	
b. 1) Has the basement ever leaked?		X		
2) If so, when did the basement last leak? <i>5/8/29 - outside gutter overflowed above SE corner - 5 inch rain.</i>				
3) Have you ever had any repairs done to the basement?				X
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, <u>only after an extremely heavy rain</u> etc.)				
Explain: <i>SE corner if gutter overflows</i>				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	
i. Are you aware of any damage to wood due to moisture or not? <i>SE corner base cabinet</i>		X		
j. Are you aware of any present or <u>past</u> wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? <i>minor contained area; 1990's; inactive since.</i>		X		
k. Are you aware of any damage due to wood infestation? <i>one base board + skirting</i>				
1) Has the house or any other improvement been treated for wood infestation?		X		
2) If yes, by whom? <i>builder; parents sprayed property themselves.</i>				
3) Is there a warranty? <i>not under contract</i>				

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

4. ROOF

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known: <i>2 1/2 yrs.</i>				
b. Has the roof leaked at any time since you have owned or lived at the property? <i>minor at flashing</i>		X		
c. Has the roof leaked at any time before you owned or lived at the property?		X		
d. When was the last time the roof leaked? <i>MAR 2024 skylight drip - flashing repaired</i>				
e. Have you ever had any repairs done to the roof? <i>minor flashing & regular re-shingle</i>				

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Yes No

f. Have you ever had the roof replaced? Reshingled
 If so, when? DEC 2021 (Sunroom 2011 construction HAS original membrane)

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? X

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

5. LAND / DRAINAGE N/A YES NO UN-KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:

1) Soil stability X

2) Drainage, flooding, or grading X

3) Erosion X

4) Outbuildings or unattached structures X

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? X
 If so, what is the flood zone?

c. Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? X

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

6. BOUNDARIES N/A YES NO UN-KNOWN

a. Have you ever had a staked or pinned survey of the property performed? X

b. Are you in possession of a copy of any survey of the property? X

c. Are the boundaries marked in anyway? X
Explain: pins, Axle, fence post

d. Do you know the boundaries? X
Explain:

e. Are there any encroachments or unrecorded easements relating to the property? X
Explain:

7. WATER N/A YES NO UN-KNOWN

a. Source of water supply COUNTY WATER

b. Are you aware of below normal water supply or water pressure? X

c. Has your water ever been tested? If so, attach the results or explain. COUNTY TESTS X
Explain: NOTE: CARPORT HAS WELL SUPPLY TO ONE OUTSIDE HYDRANT (CLOSED SYSTEM)

8. SEWER SYSTEM N/A YES NO UN-KNOWN

a. Property is serviced by:

1. Category I. Public Municipal Treatment Facility X

2. Category II. Private Treatment Facility X

3. Category III. Subdivision Package Plant X

4. Category IV. Single Home Aerobic Treatment System (HOME PACKAGE PLANT) X

5. Category V. Septic Tank with drain field lagoon, wetland, other onsite dispersal TWO SYSTEMS* X

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system X

7. Category VII. No Treatment/Unknown X

Name of Servicer: MACK BRAME

b. For properties with Category IV, V, or VI systems:

Date of last inspection (sewer):

Date of last inspection (septic): MAR 2022 Date last cleaned (septic): MAR 2022 (New drain field installed)

c. Are you aware of any problems with the sewer system? X

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Please explain any deficiencies noted in this Section:

*TWO SEPTIC SYSTEMS: ONE FOR GROUND LEVEL, ONE FOR BASEMENT AND MASTER BATH.

9. CONSTRUCTION / REMODELING N/A YES NO UN-KNOWN

- a. Have there been any additions, structural modifications, or other alterations made? X
- b. If so, were all necessary permits and government approvals obtained? X

Explain: 1971: MASTER SUITE & ATTACHED GARAGE ADDITION; 2011 SUNROOM & CARPORT ADDITION

10. HOMEOWNER'S ASSOCIATION (HOA) N/A YES NO UN-KNOWN

- a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? X
- 2) If yes, what is the yearly assessment?
- 3) HOA Name:
- HOA Primary Contact Name:
- HOA Primary Contact Phone No. and email address:

- b. Is the property a condominium? X
- If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate
- c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? X
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? X
- e. Are there any pet or rental restrictions? X

Explain:

11. HAZARDOUS CONDITIONS N/A YES NO UN-KNOWN

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? X
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) X

LEAD BASED PAINT DISCLOSURE REQUIREMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

- c. Was this house built before 1978? X
- d. Are you aware of the existence of lead-based paint in or on this home? X

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

- e. 1) Are you aware of any testing for radon gas? X
- 2) If yes, what are the results?
- f. 1) Is there a radon mitigation system installed? X
- 2) If yes, is it functioning properly?

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- g. 1) Is the property currently contaminated by the production of methamphetamine? X
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination? X

Explain:

12. MISCELLANEOUS N/A YES NO UN-KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property? X
- b. Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? X

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